

# REGULAR MEETING PLANNING COMMISSION AGENDA

Rialto Senior Center  
1411 South Riverside Avenue  
Arrowhead Room  
Rialto, California 92376

Wednesday  
September 8, 2010  
6:00 p.m.

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Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

**NOTICE TO PUBLIC:** *To speak on Public Hearing items, fill out a form located at the front counter in the lobby and give it to the Development Services Director or his/her designee. Each person will be allowed three (3) minutes to address the Planning Commission.*

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

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## **NEXT RESOLUTION NO. 10-47**

1. **CALL TO ORDER**

TIME: \_\_\_\_\_

2. **PLEDGE OF ALLEGIANCE**

\_\_\_\_\_

3. **ROLL CALL**

Beth George, Chair

Dale Estvander, Vice Chair

Artist Gilbert

Jerry Gutierrez

Pauline Tidler

Al Twine

John Peukert

Jim Erickson, Asst. City Attorney

Michael E. Story, Director

Gina Gibson, Senior Planner

Daniel Casey, Asst. Planner

Liz Maine, Commission Secretary

4. ORAL COMMUNICATION FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

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5. CONTINUED PUBLIC HEARING FROM AUGUST 11, 2010  
ENVIRONMENTAL IMPACT REPORT E.A.R.# 06-03  
AMENDMENT NO. 5 – RIALTO AIRPORT SPECIFIC PLAN (NO. 6)  
GENERAL PLAN AMENDMENT NO. 21  
RENAISSANCE SPECIFIC PLAN NO. 11

APPLICANT: LHR RIALTO, LLC.

LOCATION: S/O CASMALIA ST, N/O BASE LINE ROAD, E/O TAMARIND AVE, W/O AYALA DR.

CONSIDER THE ADEQUACY OF A DRAFT ENVIRONMENTAL IMPACT REPORT ADDRESSING THE ENVIRONMENTAL IMPACTS (E.A.R.# 06-03); AMENDMENT NO. 5 TO THE RIALTO AIRPORT SPECIFIC PLAN (NO. 6) TO REMOVE THE PROJECT AREA FROM THE PLAN; GENERAL PLAN AMENDMENT NO. 21 TO CHANGE THE GENERAL PLAN DESIGNATION TO "SPECIFIC PLAN" OVERLAY"; ADOPT THE RENAISSANCE SPECIFIC PLAN (NO. 11) TO DESIGNATE THE ZONING AND DEVELOPMENT STANDARDS FOR THE 1,445.3 ACRE PLANNED COMMUNITY COMMONLY KNOWS AS "RENAISSANCE RIALTO".

CLOSE PUBLIC HEARING

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION TO THE  
CITY COUNCIL TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT(E.A.R.#06-03)

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR AMENDMENT NO. 5 TO S.P. NO. 6

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR GENERAL PLAN AMENDMENT NO. 21

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_

RESOLUTION TO FORWARD RECOMMENDATION  
TO THE CITY COUNCIL FOR THE RENAISSANCE SPECIFIC PLAN (S.P. NO. 11)

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_

PROJECT PLANNER: Gina Gibson, Senior Planner

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6. **PRESENTATION**  
**CITY OF RIALTO CAPITAL IMPROVEMENT PROGRAM**

**PRESENTER:** Nadeen Syed, Deputy Public Works Director/Assistant City Engineer

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7. **DIRECTOR OF DEVELOPMENT SERVICES COMMENTS**

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8. **PLANNING COMMISSION COMMENTS**

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9. **ADJOURNMENT**

Motion \_\_\_\_\_  
Second \_\_\_\_\_  
Vote \_\_\_\_\_